

# COMMISSION MEETING AGENDA ITEM

## TOWN OF LADY LAKE, FLORIDA

### AGENDA ITEM TITLE

Ordinance 2019-08 (Second and Final Reading) — Orange Blossom Gardens Chapel of All Faiths, Inc. — Rezoning Request from Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Public Facilities District (PDF) for Property Being Approximately 0.076 Acres Owned by the Villages Center Community Development District (VCCDD), addressed as 1401 Paradise Drive, Portion of Land Referenced by Alternate Key 3750047, within the Orange Blossom Gardens Unit 1 Subdivision, within Town Limits

### AGENDA ITEM ID

2019135

### DEPARTMENT

Growth Management

### STAFF RECOMMENDED MOTIONS

Staff recommends approval of Ordinance 2019-08.

### SUMMARY

A rezoning application has been filed with the Town of Lady Lake by Robert W. Merza with Orange Blossom Gardens Chapel of All Faiths, Inc., on behalf of property owners, Village Center Community Development District, requesting the rezoning of certain subject parcel located along the northeast intersection of Wales Plaza and Paradise Drive, addressed as 1401 Paradise Drive, next door to the Paradise Regional Pool and Recreation Center, in Section 06, Township 18 South, Range 24 East, in Lake County.

The parcel involves approximately .076 acres or 3,332 square feet of property proposing the following uses:

House of worship, church office with associated ministries including community outreach, Christian education, congregation meetings, and worship, area to promote home and foreign missions, area for men's and women's fellowship meetings, area for AA weekly meetings, classrooms (educational), kitchen/café area with seating capacity for 25 to 35 guests, and a future 3,332-square-foot church expansion.

The subject parcel is developed as a landscaping curbing abutting the existing 8,696-square-foot Chapel of Christian Faith Church building on the elevation facing Paradise Drive. The

Church has no immediate plans to develop the subject parcel; however, they decided to purchase the land to have options for future church building expansion.

**ADJACENT PROPERTY ZONING**

To the west across Paradise Drive: Bocce Ball Court VCCDD Amenities for Villages residents with a Zoning District Designation of Lady Lake Planned Commercial (CP).

To the east: Existing Chapel of Christian Faith with a Zoning District Designation of Lady Lake Public Facilities District (PFD).

To the north: Paradise Regional Pool & Recreation Center VCCDD Amenities with a Zoning District Designation of Mixed Residential Medium Density (MX-8).

To the south: Existing Chapel of Christian Faith with a Zoning District Designation of Lady Lake Public Facilities District (PFD).

The rezoning application was received on Tuesday, April 30, 2019, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning the Town's Land Development Regulations. A small-scale future land use comprehensive plan amendment and rezoning applications have been submitted concurrently for the parcel.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for final consideration by the Town Commission.

Notices to inform the surrounding four property owners within 150 feet of the property proposed by the annexation request were mailed Thursday, May 23, 2019. The property was also posted on Thursday, May 23, 2019.

**FISCAL IMPACT**

Not applicable

**FUNDING ACCOUNT**

Not applicable

**PAST ACTIONS**

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2019-08 and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

At the June 10, 2019 meeting, the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2019-08 to the Town Commission with the recommendation of approval.

At the July 1, 2019 meeting, the Town Commission voted 5 to 0 for approval of Ordinance 2019-08 upon first reading.

WT/nvs